

2024015939 00123

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$444.00

PRESENTED & RECORDED
 05/17/2024 01:46:07 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3807
PG: 284 - 285

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 444.00

Parcel Identifier No.: 6834-67-0026 (Block 0723, Lot 052)

Mail tax bills to Grantee: 351 Junia Avenue, Winston-Salem, NC 27127

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 52 & 54, Block 42, Winston-Salem Land and Investment Company

THIS DEED made this 17th day of May, 2024 by and between,

GRANTOR	GRANTEE
LUXOR CONSTRUCTION LLC a North Carolina limited liability company Mailing Address: 1043 Mill Drive, Winston-Salem, NC 27105	TU C. LE-HOANG (unmarried); and MINH T. LE and husband, ANTHONY N. HOANG as joint tenants with right of survivorship Mailing Address: 351 Junia Avenue, Winston-Salem, NC 27127

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the north side of Junia Avenue, said point of beginning being 25 feet west of the northwest intersection of Vargrave Street and Junia Avenue, and running thence along the north side of Junia Avenue, North 77 degrees 58 minutes West 50 feet to a stake, the southeast corner of Lot No. 50; thence along the east line of Lot No. 50, North 11 degrees 02 minutes East 100 feet to a stake on the south side of an alley, thence along the south side of said alley South 77 degrees 58 minutes East 50 feet to a stake, the northwest corner of Lot No. 56; thence along the west line of Lot No. 56, South 11 degrees 02 minutes West 100 feet to the place of beginning. Being known and designated as Lots Nos. 52 and 54 in Block 42 as shown on the Plat of Winston-Salem Land and Investment Company, plat of said property being recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 351 Junia Avenue, Winston-Salem, NC 27127

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3781, Page 3155, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 4, Page 147.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Luxor Construction LLC
a North Carolina limited liability company

By: Alec Baldwin Raymundo Escobedo (SEAL)
Alec Baldwin Raymundo-Escobedo, Manager

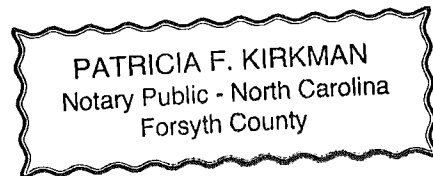
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Alec Baldwin Raymundo-Escobedo, Manager of Luxor Construction LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 5/17/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24